



# FIRST AMERICAN TITLE TRIO

## PREPARED FOR

RICH HOLSTROM REAL ESTATE LLC

## ATTENTION

RICH H.

## SUBJECT PROPERTY

**Street Address** 300 REDLANDS DR

**Map and Tax Lot** 37060600 TL 900

**Account No.** 324454

## OWNER

PADRE PROPERTIES LLC

## PREPARED BY

DENA KELLEY/THANK YOU FOR YOUR BUSINESS :)

## DATE PREPARED

05/18/2023



*First American Title*™

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118 NE C St, Grants Pass, OR 97526

PHONE 541.476.6884

[dkkelley@firstam.com](mailto:dkkelley@firstam.com)

[www.firstam.com/title-or/josephine](http://www.firstam.com/title-or/josephine)

Monday through Friday 8 am to 5 pm

Property      Owner      Property Address  
R324454    PADRE PROPERTIES LLC    300 REDLANDS DR, GRANTS PASS, OR 97527

2023 In Process Real Market Value  
**\$481,480**

2023 GENERAL INFORMATION

Property Status    A Active  
Property Type      Residential  
Legal Description    ACRES 77.45, POTENTIAL ADD'L TAX LIAB,  
POTENTIAL ADD'L TAX LIAB;DISQ  
Alternate Account Number    ZF319  
Neighborhood      1300 Wilderville  
Map Number        37-06-06-00-000900-00  
Property Use        550-HBU Farm; Zone Farm; Receiving Spec  
Asmt/Vacant  
Levy Code Area     05  
Zoning              EF, RR5

RELATED PROPERTIES

Linked Properties    R320792  
Property Group ID    -  
Grouped Properties    -  
Split / Merge Date    -  
Split / Merge Accounts    -  
Split / Merge Message    -

2023 OWNER INFORMATION

Owner Name        PADRE PROPERTIES LLC  
Mailing Address    13511 NORTH APPLEGATE RD GRANTS PASS, OR  
97527

SPECIAL ASSESSMENTS

CODE	DESCRIPTION	FROM YEAR	TO YEAR	AMOUNT
SFP	ODF WILDFIRE PROTECTION - TIMBER	-	2022	\$144.40
SFP	ODF WILDFIRE PROTECTION - TIMBER	-	2023	\$144.40
SFP	ODF WILDFIRE PROTECTION - TIMBER	2021	2021	\$144.40

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
DATL	Potential Add'l Tax Liability; Disqualified
POT	Part of Total
FRMPATL	Farmland-Potential Add'l Tax Liability

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
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L1	500 Farm-EFU-Not Receiving Sp Asmt/Vacant	16.56 Acres
L2	A2 BOTTOM IRR	27.00 Acres
L3	A3 BOTTOM IRR	20.00 Acres
L4	A2 BENCH IRR	11.00 Acres
L5	400 Tract; Residential; Vacant	2.89 Acres
L6	IRR Irrigation	-
L7	IRR Irrigation	-
TOTALS		3373722.00 Sq. Ft / 77.45 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2023 (In Process)	\$0	\$481,480	\$481,480	\$54,310	\$138,440
2022	\$0	\$519,990	\$519,990	\$54,310	\$135,990

SALES HISTORY

[GO TO DEED RECORDS](#)

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
5/8/2020	VINEYARD RE LLC	PADRE PROPERTIES LLC	20-006471	\$1,325,000	Warranty Deed
5/22/2019	TOP OF THE HILL HOLDING COMPANY LLC	VINEYARD RE LLC	19-005990	\$1,700,000	Warranty Deed
5/18/2017	PEARL FAM 1990 TRUST	TOP OF THE HILL HOLDING COMPANY LLC	17-006722	\$1,800,000	Bargain & Sale
	PEARL, ANDREW & PEARL, PEGGY	PEARL FAM 1990 TRUST	09-016044	-	Warranty Deed
	PEARL, ANDREW & PEARL, PEGGY	PEARL, ANDREW & PEARL, PEGGY	07-021796	-	Misc Recorded Documents
10/15/2007	BOERSMA, PHILLIP H & BOERSMA, ANNETTE S	PEARL, ANDREW & PEARL, PEGGY	07-019838	\$450,000	Warranty Deed

- see Events PATL for \$amt
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: 5/18/2023 [▼ Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$1,003.36	\$858.96	\$144.40	\$1,003.36	\$0.00	-	\$0.00
2021	\$961.31	\$829.24	\$132.07	\$961.31	\$0.00	-	\$0.00
2020	\$989.04	\$865.89	\$123.15	\$989.04	\$0.00	-	\$0.00

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

2019	\$939.19	\$830.25	\$108.94	\$939.19	\$0.00	-	\$0.00
2018	\$917.30	\$816.13	\$101.17	\$917.30	\$0.00	-	\$0.00
2017	\$922.69	\$816.07	\$106.62	\$922.69	\$0.00	-	\$0.00
2016	\$787.33	\$687.44	\$99.89	\$787.33	\$0.00	-	\$0.00
2015	\$2,038.92	\$1,943.96	\$94.96	\$2,038.92	\$0.00	-	\$0.00
2014	\$2,018.52	\$1,931.51	\$87.01	\$2,018.52	\$0.00	-	\$0.00
2013	\$1,931.76	\$0.00	\$0	\$1,931.76	\$0.00	-	\$0.00
2012	\$1,877.33	\$0.00	\$0	\$1,877.33	\$0.00	-	\$0.00
2011	\$1,805.05	\$0.00	\$0	\$1,805.05	\$0.00	-	\$0.00
2010	\$1,773.05	\$0.00	\$0	\$1,773.05	\$0.00	-	\$0.00
2009	\$1,714.56	\$0.00	\$0	\$1,714.56	\$0.00	-	\$0.00
2008	\$1,679.01	\$0.00	\$0	\$1,679.01	\$0.00	-	\$0.00
2007	\$1,629.72	\$0.00	\$0	\$1,629.72	\$0.00	-	\$0.00
2006	\$1,597.36	\$0.00	\$0	\$1,597.36	\$0.00	-	\$0.00
2005	\$1,564.59	\$0.00	\$0	\$1,564.59	\$0.00	-	\$0.00
2004	\$1,525.63	\$0.00	\$0	\$1,525.63	\$0.00	-	\$0.00
2003	\$1,508.14	\$0.00	\$0	\$1,508.14	\$0.00	-	\$0.00
2002	\$326.85	\$0.00	\$0	\$326.85	\$0.00	-	\$0.00
2001	\$300.50	\$0.00	\$0	\$300.50	\$0.00	-	\$0.00
2000	\$282.52	\$0.00	\$0	\$282.52	\$0.00	-	\$0.00
1999	\$256.65	\$0.00	\$0	\$256.65	\$0.00	-	\$0.00
1998	\$232.65	\$0.00	\$0	\$232.65	\$0.00	-	\$0.00
1997	\$238.41	\$0.00	\$0	\$238.41	\$0.00	-	\$0.00
1996	\$284.90	\$0.00	\$0	\$284.90	\$0.00	-	\$0.00

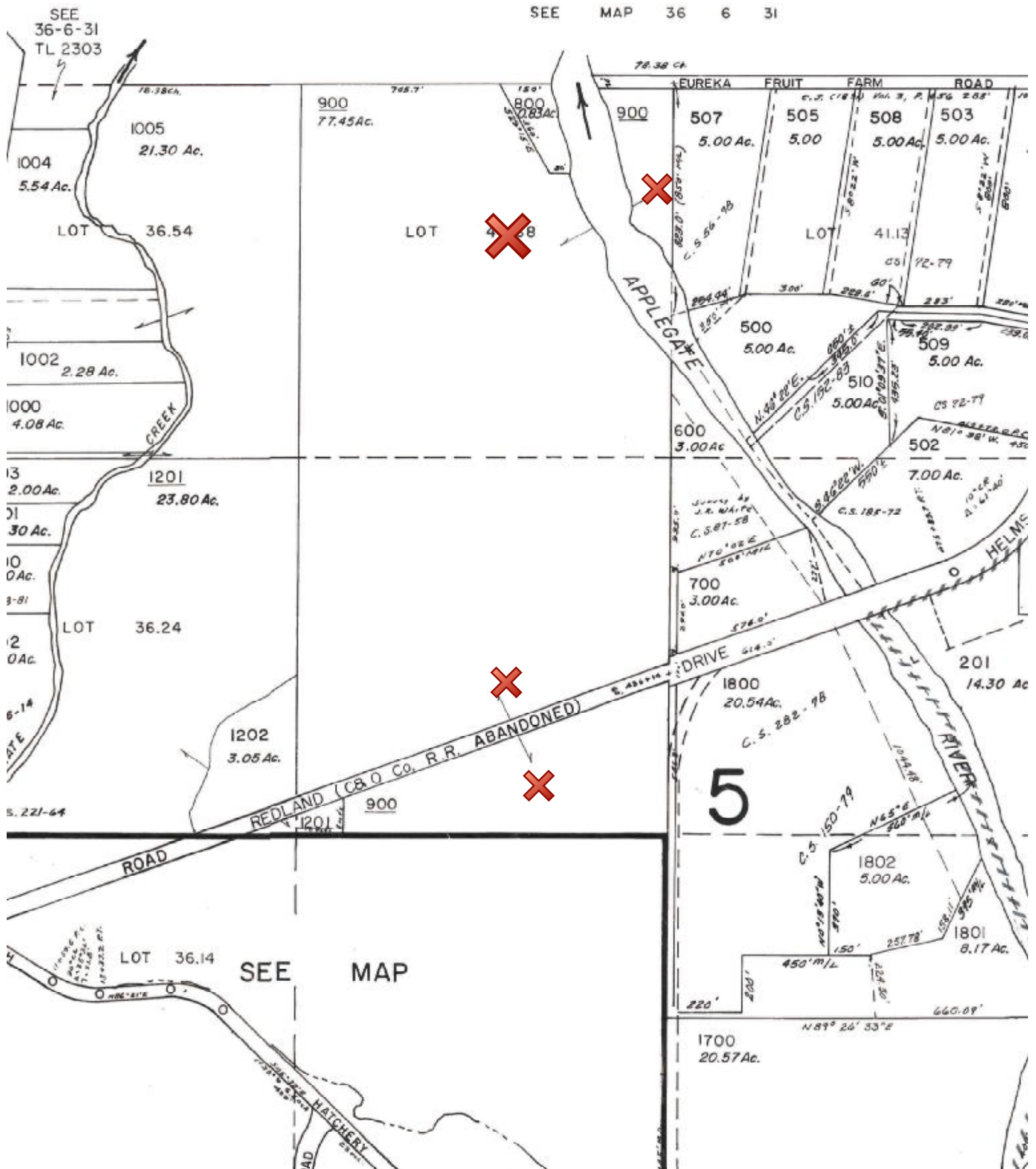
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TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	JOCO-62202	11-3-2022	\$973.26
2021	JOCO-50848	5-2-2022	\$320.43
2021	JOCO-48666	2-15-2022	\$320.44
2021	JOCO-38697	11-15-2021	(\$320.44)
2021	JOCO-38697	11-15-2021	\$320.44
2021	JOCO-41977	11-15-2021	\$320.44
2020	1252156	4-19-2021	\$329.68
2020	1249033	2-4-2021	\$329.68
2020	1224948	11-12-2020	\$329.68
2019	1203484	5-12-2020	\$976.75

2018	1155829	5-23-2019	\$2,085.76
2016	1023968	11-4-2016	\$763.71
2015	1010486	6-2-2016	\$9.07
2015	1010333	5-25-2016	\$679.64
2015	1007185	3-15-2016	\$688.39
2015	993837	11-16-2015	\$679.94
2014	927167	10-31-2014	\$1,957.96
2013	914348	6-9-2014	\$8.71
2013	913960	5-22-2014	\$652.73
2013	909500	2-26-2014	\$643.92
2013	899331	11-19-2013	\$643.92
2012	863325	5-7-2013	\$618.54
2012	860800	3-18-2013	(\$641.36)
2012	861556	3-18-2013	\$641.36
2012	860800	2-22-2013	\$641.36
2012	851998	11-20-2012	\$625.78
2011	770020	10-25-2011	\$1,750.90
2010	761740	5-16-2011	\$591.01
2010	757596	3-7-2011	\$7.98
2010	757194	2-23-2011	\$599.10
2010	749798	11-23-2010	\$591.02
2009	708586	5-10-2010	\$571.52
2009	704610	2-17-2010	\$571.52
2009	689425	11-16-2009	\$571.52
2008	657239	5-12-2009	\$559.67
2008	653712	2-23-2009	\$559.67
2008	631307	11-13-2008	\$559.67
2007	606441	6-2-2008	\$558.01
2007	601330	2-25-2008	\$543.24
2007	564359	11-1-2007	\$543.24
2006	538089	11-16-2006	\$1,549.44
2005	485719	11-16-2005	\$1,517.65
2004	432916	11-16-2004	\$1,479.86
2003	362902	11-5-2003	\$1,462.90
2002	350846	6-2-2003	\$344.29
2001	254390	11-1-2001	\$291.48
2000	235024	12-29-2000	\$285.03

1999	162458	11-12-1999	\$248.95
1998	123524	11-18-1998	\$225.67
1997	66513	12-12-1997	\$231.26
1996	40865	1-1-1938	\$284.90

SEE MAP 36 6 31





# FIRST AMERICAN TITLE TRIO

## PREPARED FOR

RICH HOLSTROM REAL ESTATE LLC

## ATTENTION

RICH H.

## SUBJECT PROPERTY

**Street Address** 400 REDLANDS DR

**Map and Tax Lot** 36063100 TL 2200

**Account No.** 320792

## OWNER

PADRE PROPERTIES LLC

## PREPARED BY

DENA KELLEY/THANK YOU FOR YOUR BUSINESS :)

## DATE PREPARED

05/18/2023



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Monday through Friday 8 am to 5 pm



Property      Owner      Property Address  
R320792    PADRE PROPERTIES LLC    400 REDLANDS DR, GRANTS PASS, OR 97527

2023 In Process Real Market Value  
**\$179,430**

2023 GENERAL INFORMATION

Property Status    A Active  
Property Type      Residential  
Legal Description    ACRES 48.68, POTENTIAL ADD'L TAX LIAB  
Alternate Account Number    ZF319  
Neighborhood      0190 Demaray  
Map Number        36-06-31-00-002200-00  
Property Use        550-HBU Farm; Zone Farm; Receiving Spec  
                                 Asmt/Vacant  
Levy Code Area     05  
Zoning              EF

RELATED PROPERTIES

Linked Properties    R324454  
Property Group ID    -  
Grouped Properties    -  
Split / Merge Date    -  
Split / Merge Accounts    -  
Split / Merge Message    -

2023 OWNER INFORMATION

Owner Name        PADRE PROPERTIES LLC  
Mailing Address    13511 NORTH APPLGATE RD GRANTS PASS, OR  
                                 97527

SPECIAL ASSESSMENTS

CODE	DESCRIPTION	FROM YEAR	TO YEAR	AMOUNT
SFP	ODF WILDFIRE PROTECTION - TIMBER	-	2022	\$80.06
SFP	ODF WILDFIRE PROTECTION - TIMBER	-	2023	\$80.06
SFP	ODF WILDFIRE PROTECTION - TIMBER	2021	2021	\$80.06
SFPG	ODF WILDFIRE PROTECTION - GRAZING	-	2022	\$18.75
SFPG	ODF WILDFIRE PROTECTION - GRAZING	-	2023	\$18.75
SFPG	ODF WILDFIRE PROTECTION - GRAZING	2021	2021	\$18.75

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
POT	Part of Total
FRMPATL	Farmland-Potential Add'l Tax Liability

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	A8 FARM WASTELAND	48.68 Acres
<b>TOTALS</b>		<b>2120500.80 Sq. ft / 48.68 acres</b>

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2023 (In Process)	\$0	\$179,430	\$179,430	\$460	\$460
2022	\$0	\$204,550	\$204,550	\$460	\$460

SALES HISTORY

[GO TO DEED RECORDS](#)

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
5/8/2020	VINEYARD RE LLC	PADRE PROPERTIES LLC	20-006471	\$1,325,000	Warranty Deed
5/22/2019	TOP OF THE HILL HOLDING COMPANY LLC	VINEYARD RE LLC	19-005990	\$1,700,000	Warranty Deed
5/18/2017	PEARL FAM 1990 TRUST	TOP OF THE HILL HOLDING COMPANY LLC	17-006722	\$1,800,000	Bargain & Sale
	PEARL, ANDREW & PEARL, PEGGY	PEARL FAM 1990 TRUST	09-016044	-	Warranty Deed
	PEARL, ANDREW & PEARL, PEGGY	PEARL, ANDREW & PEARL, PEGGY	07-021796	-	Misc Recorded Documents
10/15/2007	BOERSMA, PHILLIP H & BOERSMA, ANNETTE S	PEARL, ANDREW & PEARL, PEGGY	07-019838	\$450,000	Warranty Deed

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: 5/18/2023 [▼ Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$101.71	\$2.90	\$98.81	\$101.71	\$0.00	-	\$0.00
2021	\$94.80	\$2.83	\$91.97	\$94.80	\$0.00	-	\$0.00
2020	\$1,021.48	\$990.39	\$31.09	\$1,021.48	\$0.00	-	\$0.00
2019	\$977.10	\$949.60	\$27.50	\$977.10	\$0.00	-	\$0.00
2018	\$959.00	\$933.46	\$25.54	\$959.00	\$0.00	-	\$0.00
2017	\$766.75	\$739.83	\$26.92	\$766.75	\$0.00	-	\$0.00
2016	\$356.72	\$331.50	\$25.22	\$356.72	\$0.00	-	\$0.00
2015	\$314.16	\$290.19	\$23.97	\$314.16	\$0.00	-	\$0.00
2014	\$324.62	\$302.65	\$21.97	\$324.62	\$0.00	-	\$0.00

TOTAL TAXES DUE

**Current Year Due** \$0.00

**Past Years Due** \$0.00

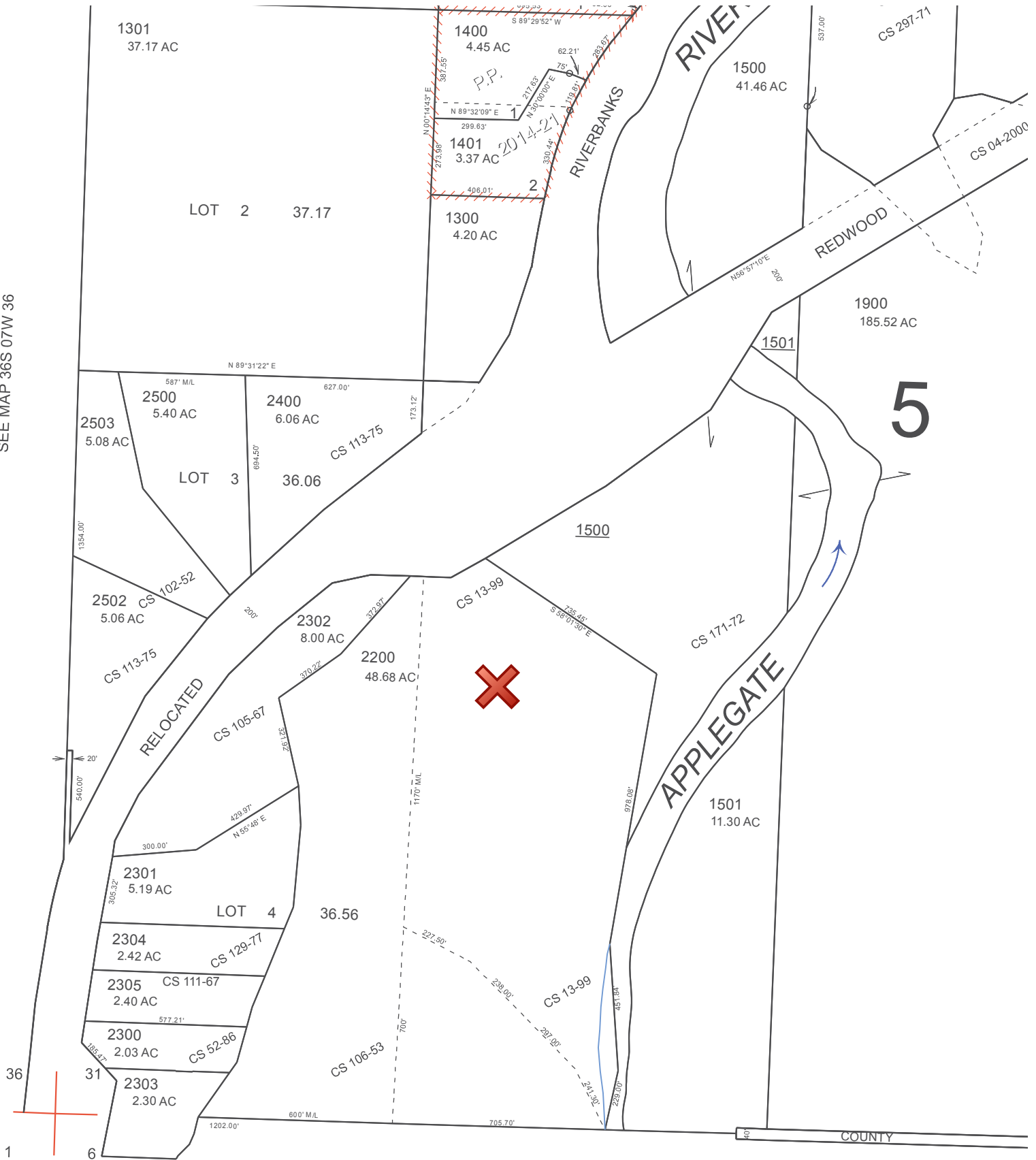
**Total Due** \$0.00

2013	\$299.19	\$0.00	\$0	\$299.19	\$0.00	-	\$0.00
2012	\$282.81	\$0.00	\$0	\$282.81	\$0.00	-	\$0.00
2011	\$346.42	\$0.00	\$0	\$346.42	\$0.00	-	\$0.00
2010	\$385.97	\$0.00	\$0	\$385.97	\$0.00	-	\$0.00
2009	\$428.70	\$0.00	\$0	\$428.70	\$0.00	-	\$0.00
2008	\$483.95	\$0.00	\$0	\$483.95	\$0.00	-	\$0.00
2007	\$825.63	\$0.00	\$0	\$825.63	\$0.00	-	\$0.00
2006	\$807.40	\$0.00	\$0	\$807.40	\$0.00	-	\$0.00
2005	\$789.98	\$0.00	\$0	\$789.98	\$0.00	-	\$0.00
2004	\$777.94	\$0.00	\$0	\$777.94	\$0.00	-	\$0.00
2003	\$7,197.10	\$0.00	\$0	\$7,197.10	\$0.00	-	\$0.00
2002	\$139.33	\$0.00	\$0	\$139.33	\$0.00	-	\$0.00
2001	\$127.76	\$0.00	\$0	\$127.76	\$0.00	-	\$0.00
2000	\$119.95	\$0.00	\$0	\$119.95	\$0.00	-	\$0.00
1999	\$109.86	\$0.00	\$0	\$109.86	\$0.00	-	\$0.00
1998	\$99.64	\$0.00	\$0	\$99.64	\$0.00	-	\$0.00
1997	\$101.75	\$0.00	\$0	\$101.75	\$0.00	-	\$0.00
1996	\$121.18	\$0.00	\$0	\$121.18	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	JOCO-62203	11-3-2022	\$98.65
2021	JOCO-38698	11-15-2021	(\$91.96)
2021	JOCO-38698	11-15-2021	\$91.96
2021	JOCO-41978	11-15-2021	\$91.96
2020	1252156	4-19-2021	\$340.49
2020	1249033	2-4-2021	\$340.49
2020	1224946	11-12-2020	\$340.50
2019	1203485	5-12-2020	\$1,016.18
2018	1155829	5-23-2019	\$1,940.47
2016	1023969	11-4-2016	\$346.02
2015	1007186	3-15-2016	\$210.83
2015	993838	11-16-2015	\$104.72
2014	927168	10-31-2014	\$314.88
2013	886652	11-12-2013	\$290.12
2012	860801	3-18-2013	(\$189.79)
2012	861557	3-18-2013	\$189.79

2012	860801	2-22-2013	\$189.79
2012	851999	11-20-2012	\$94.27
2011	770019	10-25-2011	\$336.03
2010	749796	11-23-2010	\$385.97
2009	708586	5-10-2010	\$142.90
2009	704610	2-17-2010	\$143.83
2009	689425	11-16-2009	\$142.00
2008	657238	5-12-2009	\$161.31
2008	653712	2-23-2009	\$161.32
2008	631308	11-13-2008	\$161.32
2007	606441	6-2-2008	\$282.67
2007	601330	2-25-2008	\$275.21
2007	564359	11-1-2007	\$275.21
2006	525202	11-14-2006	\$783.18
2005	471389	11-10-2005	\$766.28
2004	453070	6-7-2005	\$7.01
2004	443500	1-14-2005	\$777.94
2003	388872	11-20-2003	\$533.42
2003	381476	11-18-2003	\$6,447.77
2002	350847	6-2-2003	\$146.75
2001	254389	11-1-2001	\$123.93
2000	235024	12-29-2000	\$215.98
1999	162457	11-12-1999	\$106.56
1998	123523	11-18-1998	\$96.65
1997	66513	12-12-1997	\$98.70
1996	31828	1-1-1938	\$121.18

SEE MAP 36S 07W 36



SEE MAP 37S 06W 06



After recording return to:  
Padre Properties LLC  
PO Box 1032  
Hughson, CA 95326

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Padre Properties LLC  
PO Box 1032  
Hughson, CA 95326

File No.: 7151-3452067 (RAC)  
Date: April 20, 2020

THIS SPACE RESERVED FOR RECORDER'S USE

**JOSEPHINE COUNTY OFFICIAL RECORDS**

RHIANNON HENKELS, COUNTY CLERK

**2020-006471**

DED-WRD

05/08/2020 02:09 PM

Cnt=1 Pgs=6 Stn=9 JCOX

\$30.00 \$11.00 \$10.00 \$60.00 \$5.00

**\$116.00**

I, Rhiannon Henkels, County Clerk, certify that the within  
document was received and duly recorded in the official  
records of Josephine County.

**STATUTORY WARRANTY DEED**

**Vineyard RE LLC, a New York limited liability company**, Grantor, conveys and warrants to **Padre Properties LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$1,325,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 6 day of MAY, 2020.

✓ Neil Patel  
Neil Patel Manager of Vinyard RE, LLC

STATE OF New York )  
County of Onondaga ) ss.

This instrument was acknowledged before me on this 6<sup>th</sup> day of May, 2020  
by Neil Patel as Manager of Vineyard RE LLC, on behalf of the limited liability company.


Shan Huang  
Notary Public for New York  
My commission expires: 12/17/2022

SHAN HUANG  
Notary Public - State of New York  
No. 01HU6384624  
Qualified in Onondaga County  
My Commission Expires Dec. 17, 2022

APN: R324454

Statutory Warranty Deed  
- continued

File No.: 7151-3452067 (RAC)

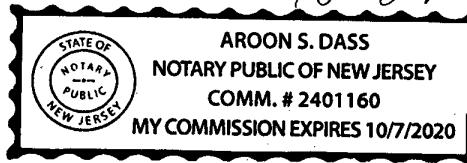
✓   
Nirav Patel Manager of Vinyard RE, LLC

STATE OF NEW JERSEY )  
County of HUDSON )ss.

This instrument was acknowledged before me on this 7 day of May, 2020  
by Nirav Patel as Manager of Vineyard RE LLC, on behalf of the limited liability company.

  
Notary Public for HUDSON County, NJ

My commission expires: 10-07-2020





APN: R324454


Statutory Warranty Deed  
- continued

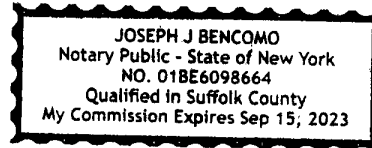
File No.: 7151-3452067 (RAC)

✓   
Rohit Malhotra Manager of Vinyard RE, LLC

STATE OF New York )  
County of Mass ) ss.

This instrument was acknowledged before me on this 7 day of May, 2020  
by Neil Patel as Manager of Vineyard RE LLC, on behalf of the limited liability company.

  
Notary Public for Mass  
My commission expires:



**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Josephine, State of Oregon, described as follows:

**PARCEL 1:**

**THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON. EXCEPTING THEREFROM: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE EAST 10 RODS; THENCE NORTH 8 RODS; THENCE WEST 10 RODS; THENCE SOUTH 8 RODS TO THE POINT OF BEGINNING.**

**ALSO EXCEPTING THEREFROM: ALL THAT PORTION OF THE NOW ABANDONED C2 OC RAILROAD, RIGHT OF WAY LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER.**

**ALSO EXCEPTING THEREFROM: A PARCEL OF LAND CONVEYED TO RIGGS ON NOVEMBER 29, 1912, BY CONVEYANCE RECORDED IN VOLUME 41, PAGE 235, JOSEPHINE COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, IN SAID TOWNSHIP AND RANGE, 705.7 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6, AND RUNNING THENCE SOUTH 29° 15' EAST, 360 FEET; THENCE EAST 80 FEET, MORE OR LESS, TO THE LOW WATER LINE OF APPLE-GATE RIVER; THENCE NORTHERLY ALONG SAID LOW WATER LINE TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 6; THENCE WEST 150 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.**

**PARCEL 2:**

**A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, DESCRIBES AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 705.7 FEET; THENCE NORTH 27° 55' WEST 241.3 FEET; THENCE NORTH 46° 14' WEST 297.0 FEET; THENCE NORTH 46° 45' WEST 238.0 FEET; THENCE NORTH 64° 37' WEST 227.5 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST HALF OF EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION, THE NORTH ALONG SAID WEST LINE 1170 FEET, MORE OR LESS, TO THE CENTER OF SLATE CREEK; THENCE SOUTHERLY ALONG THE CENTER LINE OF SLATE CREEK AS FOLLOWS: SOUTH 54° 20' WEST 580 FEET; THENCE SOUTH 80 FEET; THENCE SOUTH 20° 26' EAST 240 FEET THENCE SOUTH 11° 20' EAST 173 FEET; THENCE SOUTH 02° WEST 356 FEET; THENCE SOUTH 19° 20' WEST 351 FEET; THENCE SOUTH 22° WEST 400 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION 31; THENCE EAST ALONG SAID LINE 600 FEET, MORE OR LESS TO THE POINT OF BEGINNING.**

**ALSO: ALL THAT PART OF FOLLOWING DESCRIBED PARCEL LYING SOUTH OF SOUTHERLY RIGHT OF WAY LINE OF RELOCATED REDWOOD HIGHWAY: COMMENCING AT THE**

**NORTHEASTERLY CORNER OF THE ABOVE DESCRIBED LAND; THENCE WEST 10 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 90 FEET; THENCE WEST 380 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE REDWOOD HIGHWAY; THENCE SOUTH 52° 13' WEST ALONG SAID LINE, 48.9 FEET; THENCE EAST 388.7 FEET, THENCE SOUTH 60 FEET; THENCE EAST 30 FEET TO THE TRUE POINT OF BEGINNING.**

**ALSO: A PARCEL OF LAND SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 31, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 31, THENCE EAST ALONG THE SECTION LINE 705.7 FEET TO THE TRUE POINT OF BEGINNING; THE NORTH 27° 55' WEST 241.3 FEET; THENCE NORTH 46° 14' WEST 297 FEET; THENCE NORTH 46° 45' WEST 238 FEET; THENCE NORTH 64° 37' WEST 227.5 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH ALONG SAID WEST LINE TO THE INTERSECTION OF SOUTHERLY RIGHT OF WAY LINE OF THE RELOCATED REDWOOD HIGHWAY; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO A POINT WHICH LIES 292.73 FEET FROM AND AT RIGHT ANGLE TO HIGHWAY ENGINEER STATION 472+33.01 ON RELOCATED REDWOOD HIGHWAY, THENCE SOUTH 58° 01' 30" EAST 735.45 FEET, THENCE SOUTH 07° 45' 40" WEST 978.08 FEET; THENCE SOUTH 05° 42' 50" EAST 451.84 FEET; THENCE SOUTH 10° 37' 20" WEST 229.0 FEET TO THE POINT OF BEGINNING.**

**NOTE: This legal description was created prior to January 01, 2008.**